

**FOR SALE/TO LET**



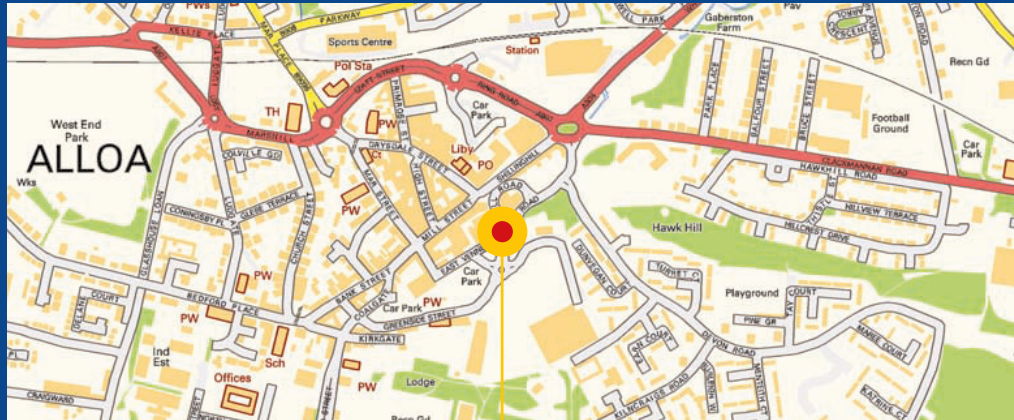
4 Mill Street | Alloa | FK10 1JY

**Modern Ground Floor  
Commercial Unit - 5600 sq ft**

**RANNOCH**  
property  
»We Value You«

**Griffin  
Webster**  
PROPERTY CONSULTANTS





### Location

Premises are located on Mill Road, adjacent to Savers and opposite Argos. This is a secondary town location which forms part of Alloa's main retail pitch, nearby occupiers include Santander, Iceland, New Look, Ladbrokes & Thomson. The property also benefits from excellent parking within a few metres.

### Description

Purpose built retail unit with apartments above. The space is all ground floor and open plan with the layout designed such that there is masked sales/storage and as such a significantly more affordable rental and rates liability.

Floor Area Ground Floor - 5600 sq ft - 520 sq m

### Rating

The current assessment is RV £29,250. payable £13,400 approximately.

### Lease Terms

New FRI lease of negotiable length, rental offers expected around £35,000 pa.

### Sale Price

Offers invited for the heritable interest in the region of £350,000 ex VAT.

### Further Information

For further details of viewing, site conditions, planning and disposal terms please contact sole agent:

Strictly by prior arrangement with the letting agents.  
Call Greg Dykes  
07447 983400 or  
email:  
greg@rannochoproperty.co.uk

